

BOARD OF APPEAL REFERRALS

OCTOBER 29, 1981

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919 River Street, Hyde Park
2. Z-5387 Ralph Pirozzi  
137 Chelsea Street, East Boston
3. Z-5388 D & R Cognati Corporation  
304a-304 Centre Street, Jamaica Plain
4. Z-5392 Josephine Holley  
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1820 Hyde Park Avenue, Hyde Park
9. Z-5410 The Salvation Army of Mass., Inc.  
16 Harvard Avenue, Hyde Park
10. Z-5419-5422 Newbury Prime Realty  
332-338 Newbury Street, Boston

MEMORANDUM

October 29, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 11-10-81

Z-5381  
Peter DiPaolo  
919 River Street, Hyde Park  
at Reddy Avenue

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: erect one story addition to auto repair shop-garage structure

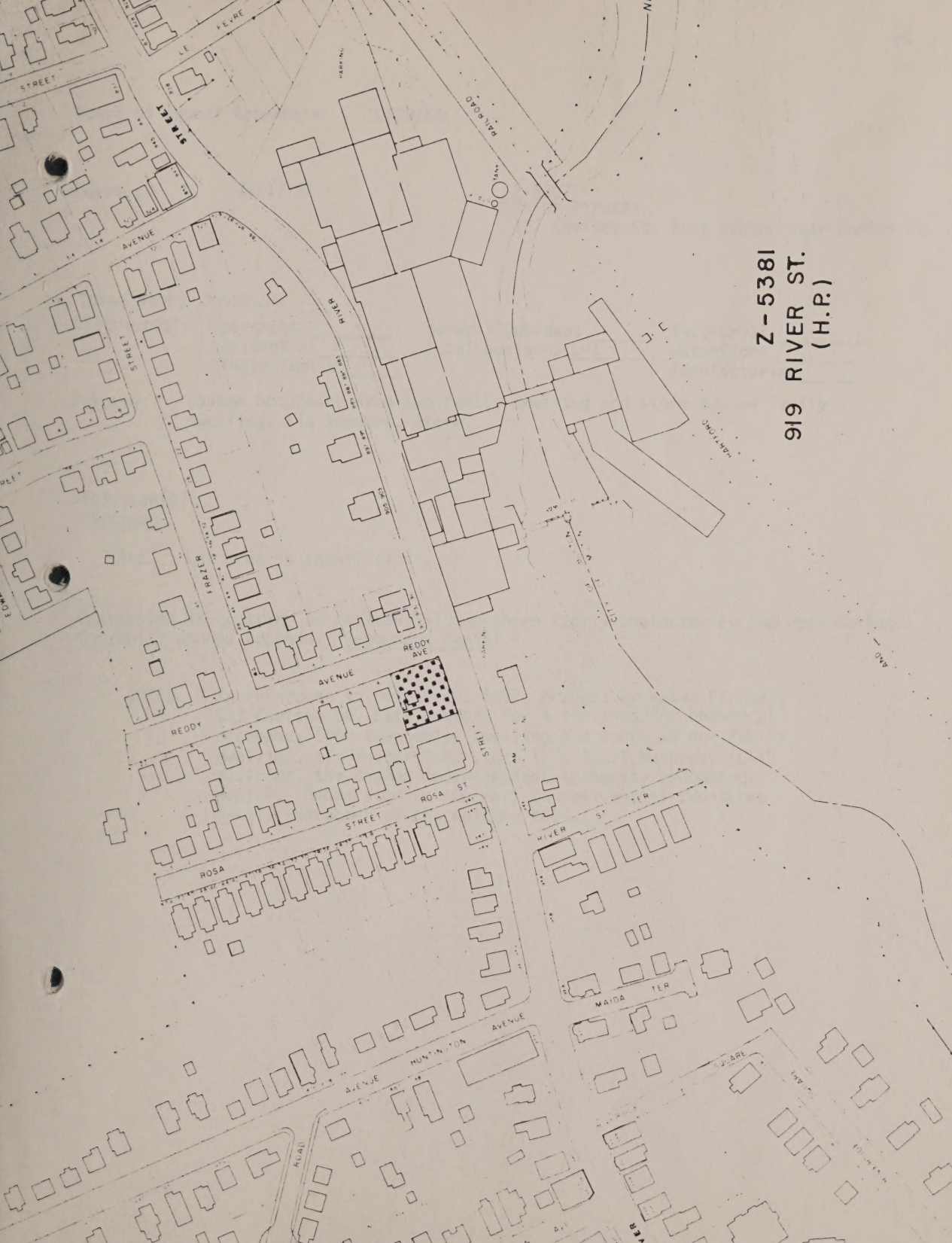
Violation(s):  
Section

9-1 extension of a non-conforming use

Proposal would lengthen existing auto inspection bay.  
Abutters support proposal. Recommend approval with provisos.

VOTED: In reference to petition Z-5381 brought by Peter DiPaolo, 919 River Street, Hyde Park, for an extension of a non-conforming use to erect a one story addition to an auto repair shop-garage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: That there be no access to Reddy Avenue; that height of automotive structures not be increased.





Z-5381  
919 RIVER ST.  
(H.P.)

Board of Appeal Referrals 10/29/81

Hearing: 11/17/81

Z-5387  
Ralph Pirozzi  
137 Chelsea St, East Boston near Porter St.

Three story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from two family dwelling and store to one family dwelling, six lodgers, store.

Violation(s):

Section

14-2 Lot area is insufficient.

Conversion is contrary to residential two-three family character of the neighborhood.  
Community groups opposed. Recommend denial.

VOTED: In reference to petition Z-5387, brought by Ralph Pirozzi, 137 Chelsea St, East Boston, for a variance for change of occupancy from two family dwelling and store to one family dwelling, six lodgers and store in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Conversion is contrary to residential two-three family character of the neighborhood.



137 CHELSEA ST.  
(E.B.)

EAST BOSTON

SERVICE

REPORT

MSO 44

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[illegible]

## Board of Appeal Referrals 10-29-81

Hearing: 11-17-81

Z-5388

D & R Cognati Corporation  
 304a-304 Centre Street,  
 Jamaica Plain  
 near Estrella Street

3½ story structure

|              |                       |                       |                    |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____        | general business_____ | industrial_____    |
|              | residential R-.8_____ | local business_____   | waterfront_____    |
|              | single family_____    |                       | manufacturing_____ |

Purpose: change occupancy from three family dwelling and store to two family dwelling and tavern with gamerooms

Violation(s):  
Section

8-7 tavern with gamerooms is forbidden in an R-.8 district

23-2 off-street parking is insufficient

Proposed use is undesirable, incompatible with surrounding residential-commercial neighborhood and would tend to create litter and noise. Area is well serviced by taverns. Abutters have expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-5388, brought by D & R Cognati Corporation, 304a-304 Centre Street, Jamaica Plain, for a forbidden use and variance for change of occupancy from three family dwelling and store to two family dwelling and tavern with gamerooms in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed use is undesirable, incompatible with surrounding residential - commercial neighborhood and would tend to create litter and noise. Area is well serviced by taverns. Abutters have expressed opposition.





Z-5388  
304A-304 CENTRE ST.  
(J.P.)



Board of Appeal Referrals 10/29/81

Hearing: 11/10/81

Z-5392  
Josephine Holley  
2990-3002 Washington Street, Roxbury  
at Cobden Street

Two-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1-U waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from beauty salon and retail stores to beauty salon, beauty school, and function room.

Violation(s):

Section

- 8-7. Place for consumption of food and beverages providing dancing or entertainment or both is forbidden in an L-1-U district.

In 1971, Authority approved beauty school conversion with Board of Appeal concurrence. Petitioner, however, failed to complete process for building permit.

Proposed function room is inconsistent with objectives of Washington Park Urban Renewal Plan and would adversely affect adjacent residential neighborhood. Abutters, community groups, and residents are opposed. Recommend denial.

VOTED: In reference to Petition Z-5392, brought by Josephine Holley, 2990-3002 Washington Street, Roxbury, for a forbidden use for change of occupancy from beauty salon and retail stores to beauty salon, beauty school, and function room in a local business urban renewal area (L-1-U) subdistrict, the Boston Redevelopment Authority recommends denial. Beauty school conversion was approved by Authority and Board of Appeal in 1971. Petitioner, however, failed to complete process for building permit. Proposed function room is inconsistent with objectives of Washington Park Urban Renewal Plan and would adversely affect adjacent residential neighborhood.





Z-5392  
2990-3002 WASHINGTON ST.  
(R.O.X.)



Hearing: 11-10-81

Z-5395  
Robert P. Rahwan  
5204-5206 Washington Street  
West Roxbury  
at Grove Street

Vacant land

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: use premises for sale of fruit and vegetables - produce stand.

Violation(s):  
Section

- 8-7 outdoor sale of agricultural produce is conditional in an L-.5 district
- 23-4 off-street parking is insufficient

Proposed produce - fish stand will fill an existing need in the area.

No neighborhood objections. Recommend approval with provisos.

VOTED: In reference to petition Z-5395, brought by Robert P. Rahwan, 5204-5206 Washington Street, West Roxbury, for a conditional use and variance to use premises for sale of fruit and vegetables from portable produce stand in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos; That the stand be roofed and enclosed; that truck trailer be removed from premises; that debris be removed daily and premises be properly maintained; that no streamers be displayed; that conditional use terminate in six months.





Z-5395  
5204-5206 WASHINGTON ST.  
(W.R.)

Board of Appeal Referrals

10/29/81

Hearing: 11/10/81

Z-5398

George P. Demeter

290a-290 Beacon St. Boston near Exeter St.

Five story structure

District(s): apartment H-3-65 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: erect one story addition to six unit aptment structure

Violation(s):

Section

16-1 height of building is excessive

Existing three room roof addition has been approved by Back Bay Architectural Commission. Recommend approval.

VOTED: In reference to petition Z-5398, brought by George P. Demeter, 290a-290 Beacon St, Boston, for a variance to erect a one story addition to a six unit apartment structure in a residential (H-3-65) district, the Boston Redevelopment Authority recommends approval. Existing three room roof addition has been approved by Back Bay Architectural Commission.





Z-5398

290A-290 BEACON ST  
(B.P.)

LAGOON

STORROW

DOCK

DRIVE

STREET

FAIRFIELD

STREET

GLOUCESTER

GLoucester

HEREFORD

AVENUE

AVENUE

STREET

STREET

STREET

COMMONWEAL

BEACON

AVENUE

Board of Appeal Referrals 10/29/81

Hearing: 11/10/81 Z-5401  
David P. Dow  
9 Neal Court, Charlestown at Short Street.

Two story structure

District(s): apartment \_\_\_\_\_ general business B-1 \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: erect two story addition to one family dwelling

Violation(s):

Section

- 15-1 floor area ratio is excessive
- 18-1 front yard is insufficient (Neal Ct)
- 18-3 traffic visibility across corner is insufficient
- 18-4 front yard is insufficient (Short St.)
- 20-1 rear yard is insufficient

Addition (22'x15') is consistent with existing structure and compatible with neighborhood. No objections. Recommend approval.

VOTED: In reference to petition Z-5401 brought by David P. Dow, 9 Neal Court, Charlestown, for five variances to erect a two story addition to a one family dwelling in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Addition is consistent with existing structure and compatible with neighborhood.



Z-5401

9 NEAL ST.

(CHSN.) MYSTIC



Board of Appeal Referrals 10/29/81

Hearing: 11/10/81

Z-5404  
Gibbs Oil Division  
1820 Hyde Park Avenue, Hyde Park  
at Neponset Valley Parkway

Gas service station

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Install a 10,000 gallon gasoline storage tank underground.

Violation(s):

Section

8-6 Extension of a conditional use.

Additional storage tank will increase capacity to 32,000 gallons. Proposal is consistent with that of many other service stations to reduce frequency of bulk deliveries, traffic and noise. Recommend approval with proviso.

VOTED: In reference to petition Z-5404, brought by Gibbs Oil Division, 1820 Hyde Park Avenue, Hyde Park, for a conditional use to install a 10,000 gallon gasoline storage tank underground in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that operating hours not be increased.



Z-5404

1820 HYDE PARK AVENUE  
(H.P.)



Board of Appeal Referrals

10/29/81

Hearing:

11/10/81

Z-5410

The Salvation Army of Mass. Inc.  
16 Harvard Avenue, Hyde Park  
near Winthrop St.

Two story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from one apartment & auditorium to one apartment & office or display or sales space of a wholesale jobbing or distributing house.

Violation(s):

Section

9-2 Change in a nonconforming use.

Prospective purchaser distributes postcards, guidebooks, maps. Small business, two-three employees, will operate Monday thru Friday. No manufacturing of materials or retail sales. Proposal will return property to taxable status. Abutters and residents have no objections. Recommend approval with provisos.

VOTED: In reference to Petition Z-5410, brought by The Salvation Army of Mass. Inc, 16 Harvard Ave, Hyde Park, for a change in a nonconforming use for change of occupancy from one apartment and auditorium to one apartment and office or display or sales space of a wholesale jobbing or distributing house in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that small vehicles (vans) be used for distribution of materials; that deliveries be between hours 7 A.M. and 8 P.M.; that no retail sales be allowed.





Z-5410

16 HARVARD AVE.

(H. P.)

Board of Appeal Referrals 10/29/81

Hearing: 11/10/81 Z-5419-5422  
Newbury Prime Realty  
332-338 Newbury St, Boston near Hereford St.

One three story structure; three 2 story structures

District(s): apartment \_\_\_\_\_ general business B-3-65 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from school (Boston High School), office and store  
to stores and offices, excavate front yard for basement access

Violation(s):  
Section

18-1 Excavation of required front yard requires Board of Appeal hearing.

Proposal will improve appearance of buildings and upper Newbury Street. Back Bay  
Architectural Commission has approved design. Recommend approval.

VOTED: In reference to petitions Z-5419-5422, brought by Newbury  
Prime Realty, 332-338 Newbury Street, Boston, for a variance  
to change occupancy from school, office and store to stores  
and offices in a general business (B-3-65) district, the  
Boston Redevelopment Authority recommends approval. Pro-  
posal will improve appearance of buildings and upper New-  
bury Street. Back Bay Architectural Commission has approved  
design.





Z-5419-22 STREET  
332-338 NEWBURY ST  
(B.P.)

AUDITORIUM

FIRE STATION  
ENGINE LADDER 10  
POLICE STATION

MASSACHUSETTS  
MTA STATION

CHARLES  
NEWCOMB  
SQUARE

ST CECILIA  
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